

RESOLUTION NO. R-06-2011

A Resolution of the Mayor and Council of the Town of Kensington Supporting the Revised 2011 Kensington Sector Plan and the Incorporation of CRT and CRN Zones & Urging the Montgomery County Council to Proceed With the Necessary Adoptions to Implement the Plan.

WHEREAS, after more than sixty (60) open public meetings have been held since 2007, the Mayor and Town Council of Kensington, Maryland, feel it is time to move forward in this process, and

WHEREAS, the Mayor and Council determined that the standard CR Zone, which was intended to apply to a number of pending area plans including Takoma Park/Langley and Wheaton, was not sufficiently adapted for the Town of Kensington and suggested amendments thereto to the Maryland-National Capital Park and Planning Commission staff ("Planning Staff") and the Montgomery County Planning Board ("Planning Board") as well as to the County Council; and

Whereas, at the request of the County Council, Planning Staff have proposed two new CR Zone contexts, which are the CR Neighborhood (CRN") and CR Town ("CRT"), while maintaining the current CR Zone for Metro contexts; and

Whereas, the CRT and CRN Zone proposals have been drafted to further support the Town's previously adopted priorities of mandatory Design Guidelines, optional building lot termination ("BLT") easements, a parking lot district or shared parking program established by municipal resolution and certain designated incentive density public benefit categories, and also proposed increased minimum parking requirements and reducing incentive points for service by MARC to recognize the difference between MARC and METRO stations, and a revised public benefits system, and

WHEREAS, State Article 28, with its supermajority provisions, will be an important tool for the Town Council to ensure proper revitalization of the Town, and the Design Guidelines, which are mandatory for site plan review, are another tool to allow the Town to shape the direction of revitalization, and

WHEREAS, recognition of the need for special attention for the solution of the Silver Creek flooding problem is addressed in the revised Kensington Sector Plan, and

WHEREAS, the Town supports the proposed densities (1.0 to 2.5 FAR) and heights (45 to 75 feet) in the Kensington Sector Plan, and specifically restates its support for those recommendations set forth in Town Resolution R-28-2010 dated November 29, 2010, with respect to certain properties, and

WHEREAS, the Council adopted Resolution R-2-2011, which supported the Planning Board's transmission of the Zoning Text Amendment to include the CRT and CRN Zones, to the County Council for adoption, and

WHEREAS, Planning Staff attended a Town of Kensington Council meeting on March 28, 2011 and provided further information as to the revised recommendations to the Kensington Sector Plan and the CRT and CRN zones, and has provided additional information as to the specific properties proposed for the new zones and a building heights map.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Town Council, in public meeting assembled, that they support the proposed revised Kensington Sector Plan and the utilization of the proposed CRT and CRN zones, and

BE IT FURTHER RESOLVED, they do hereby urge the Montgomery Planning Board to recommend the revised Sector Plan and proposed CRT and CRN zones to the County Council, and

BE IT FURTHER RESOLVED, that the County Council is urged to proceed with the necessary adoptions to implement the Kensington Sector Plan.

ADOPTED by the Mayor and Town Council this 25th day of April, 2011.

Peter C. Fossleman, Mayor

THIS IS TO CERTIFY that the foregoing Resolution was adopted by the Town Council in public meeting assembled on the 25th day of April, 2011

Susan C. Engels, Clerk-Treasurer